

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF RENAISSANCE PROPERTIES
DISPOSITION PARCELS SE-110, SE-72 AND RR-121
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Renaissance Properties has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SE-110, SE-72 and RF-121 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Renaissance Properties be, and hereby is, tentatively designated as Redeveloper of Disposition Parcels SE-110, SE-72 and RF-121 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels SE-110, SE-72 and RR-121 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director be, and hereby is, authorized to execute and deliver a License Agreement with Renaissance Properties for early entry to Parcels SE-110, SE-72, and RR-121 for the purpose of removing fire-damaged materials and other debris. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Letters of Interest



BANK OF NEW ENGLAND

June 25, 1987

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02109

Dear Mr. Coyle:

The purpose of this letter is to express the Bank of New England's interest in providing construction and end loan financing for Renaissance Properties' proposed development of four parcels under the SENHI program.

We have had discussions with Ron Homer of the Bank of Commerce and have asked the Bank to be a participant in a construction loan for this project, which would be agented by us. The Bank of Commerce will have excellent insights into this project and will contribute significantly to the effectiveness of the total financing scheme.

Renaissance is also well equipped to manage the many requirements of the SENHI program. Their proposed use of the City's BUILD program is innovative, and should result in a reduction of project costs and interest rate risk. We are aware, however, of the financial gap that Renaissance's proposal will generate and will rely on the developer's assurances that the City will obtain and invest the necessary monies to enable this to be an adequately margined real estate transaction.

We are delighted to have an opportunity to participate in this exciting and worthwhile effort.

Sincerely,

Mark C. Hargrave, III
Assistant Vice President

MCH:rmk

Letters of Interest

BOSTON BANK OF COMMERCE
110 Tremont Street • Boston, MA 02108 • (617) 423-1010

RONALD A. HOMER
*President and
Chief Executive*

June 26, 1987

Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA

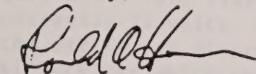
Dear Mr. Coyle:

I would like to express The Boston Bank of Commerce's interest in providing construction loan financing for Renaissance Properties' SENHI proposal, "The Development of Boston Neck."

We are pleased to have an opportunity to work with this highly regarded South End developer. We particularly look forward to working with Bank of New England's real estate department, as they will be the agent on this credit.

SENHI is an extremely ambitious program. It will require the active participation of quality real estate developers, such as Renaissance, and community oriented financial institutions, such as the Boston Bank of Commerce, to assure the success of this program.

Sincerely,



Ronald A. Homer
President and C.E.O.

Letters of Interest



PAUL SULLIVAN HOUSING TRUST

434 Harrison Avenue
Boston, MA 02118

Director
Valerie M. Dionne-Lanier

(617) 574-9004

June 9, 1987

Roger Tackeff, Chairman
Renaissance Properties
321 Columbus Avenue
Boston, MA. 02116

Dear Mr. Tackeff:

The Paul Sullivan Trust, an affiliate of the Pine Street Inn and a management agent for lodging house facilities throughout greater Boston, would be pleased to enter into a long term management agreement with Renaissance Properties for a 32 unit single room occupancy (S.R.O.) facility to be located at 1734-1740 Washington Street in the South End of Boston.

A committee has been formed consisting of the following members who will assist in the design and development process with Renaissance Properties.

Valerie Dionne-Lanier, Director
Ann Slattery, Assistant Director
Roy Morrison, Developer

We have undertaken a preliminary analysis of the location and the plans that you have prepared and have concluded that a lodging house at this location is both appropriate and feasible. Based upon this analysis, we have prepared an operating proforma (Exhibit "A") which we believe accurately reflects the prospective revenues and expenses for the proposed facility.

At this time, our plans call for the appointment of two resident managers and a full time social worker to administer the operation of approximately 32 units. Our supervisory team will be responsible not only for the day to day property management functions, but also for the many social services which provide support, rehabilitative programs and a healthy environment for the resident population.

We are looking forward to the opportunity of working closely with Renaissance Properties in the development of this worthwhile project.

Sincerely,

Valerie M. Dionne-Lanier
Valerie Dionne-Lanier

"Hospitality consists in a little fire, a little food and an immense quiet."

EMERSON

Letters of Interest



BANK OF BOSTON

John A. DeCamp III
Vice President
Construction Lending

June 26, 1987

Mr. Stephen Coyle, Director
BOSTON REDEVELOPMENT AUTHORITY
One City Hall Plaza
Boston, MA

RE: Renaissance Properties

Dear Mr. Coyle:

This letter is to advise you that I have discussed preliminarily the South End Neighborhood Housing Initiative (SENHI) proposal with Renaissance Properties, and I would be very interested in pursuing financing of a Renaissance sponsored project.

Renaissance Properties has been a customer of Bank of Boston for over 8 years, primarily in the Real Estate Group. During that time we have provided construction/interim financing on a number of major projects, all of which have been handled as agreed. Currently, we are the construction lender for the Clarendon Square project in the South End.

The Real Estate Group values its relationship with Renaissance Properties, and have found Roger Tackeff and Michael Leabman to be responsible in their obligations. Our experience has shown them to be capable in meeting a number of varied development challenges, and completing complex projects on time and budget.

If I can be of any further assistance, please do not hesitate to call.

Sincerely,

JAD:jj
2801b

Statement of Public Disclosure

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 2512-0047

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Renaissance Properties, Inc.

b. Address and ZIP Code of Redeveloper: 321 Columbus Ave.
Boston, MA 02116

c. IRS Number of Redeveloper: 04-2714441

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)in South End Neighborhood Housing Initiative
(Name of Urban Renewal or Redevelopment Project Area)in the City of Boston, State of Massachusetts.
Is described as follows²3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Commonwealth of Massachusetts:

- ☒ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
8/28/80 (incorporated on that date - previously a partnership)5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: Michael Leabman - President
Roger Tackeff - chairman of the Board
Howard Levitan, Esq. - Clerk¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 4138-01

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
Michael Leabman and Roger Tackeff
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

- Michael Leabman
63 Appleton Street
Boston, MA 02116

President of Corporation

- Roger Tackeff
121 West Newton Street
Boston, MA 02118

Chairman of the Board/Treasurer

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 12 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item and in Items 6 and 7 is not required to be furnished.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form AD-000
OMB No. 031

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. 3
- b. Cost per dwelling unit of any residential redevelopment. 3
- c. Total cost of any residential rehabilitation 3
- d. Cost per dwelling unit of any residential rehabilitation 3

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in each redevelopment or rehabilitation.

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

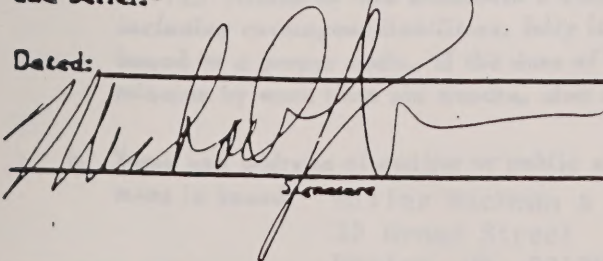
b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Michael Leabman, President, and Roger Tackeff, Chairman and Treasurer
 certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

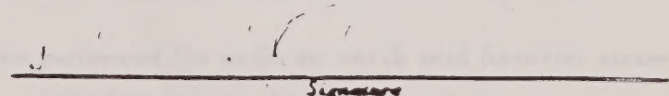
Dated: _____



Signature

Title

Dated: _____



Signature

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

June 30, 1987

APPENDIX H

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 0184-0044

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 5b is Answered "Yes.")

1. a. Name of Redeveloper: Renaissance Properties, Inc.

b. Address and ZIP Code of Redeveloper: 321 Columbus Avenue
Boston, MA 02116

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is South End Neighborhood Housing Initiative

(Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston, State of Massachusetts

is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm.

4. a. The financial condition of the Redeveloper, as of April 30, 1986, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Miller Wachman & Co. (statement is for internal purposes,
33 Broad Street and is not certified)
Boston, MA 02109

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

see proposal

RENAISSANCE PROPERTIES, INC.

Balance Sheet

April 30, 1986 and 1985

(See accountants' review report.)

ASSETS

	<u>1986</u>	<u>1985</u>
<u>Current Assets:</u>		
Cash	\$ 66,350	\$ 72,828
Cash in escrow	150,000	150,000
Accounts receivable	9,731	3,712
Interest receivable	0	6,475
Stock subscription receivable	0	22,274
Advances to related parties	519,250	26,012
Construction-in-progress	50,361	24,899
Loans receivable - employees	1,817	310
Prepaid items	16,541	4,070
Total current assets	<u>814,050</u>	<u>310,580</u>
<u>Property and Equipment:</u>		
Transportation equipment	47,877	32,455
Office furniture and fixtures	104,675	30,612
	152,552	63,067
Less - Accumulated depreciation	43,328	39,474
	<u>109,224</u>	<u>23,593</u>
<u>Other Assets:</u>		
Investments in partnerships	7,095	127
Mortgage receivable - officer	36,390	36,390
Mortgage receivable - other	0	10,250
Deposits on real estate	0	2,000
Organization expense (net)	0	150
Utility deposits	120	1,320
Investment in land	43,754	43,754
	<u>87,359</u>	<u>93,991</u>
Total Assets	\$1,010,633	\$428,164
=====	=====	=====

LIABILITIES AND STOCKHOLDERS' EQUITY

<u>Current Liabilities:</u>		
Demand notes payable	\$ 197,200	\$ 42,200
Accounts payable and accrued expenses	118,602	28,844
Loan payable - officers	543,243	227,195
Payroll deductions	11,386	2,824
Accrued income taxes payable	0	15,733
Total current liabilities	<u>870,431</u>	<u>316,796</u>
<u>Stockholders' Equity:</u>		
Common stock, \$1 par value;		
Authorized 300,000 shares		
Issued and outstanding 2,000 shares voting,		
500 shares nonvoting	2,500	2,500
Paid in capital in excess of par value	49,774	49,774
Retained earnings	87,928	59,094
	<u>140,202</u>	<u>111,368</u>
Total Liabilities and Stockholders' Equity	\$1,010,633	\$428,164
=====	=====	=====

The accompanying notes are an integral part of these financial statements.

RENAISSANCE PROPERTIES, INC.

Statement of Income and Retained Earnings

Years Ended April 30, 1986 and 1985

(See accountants' review report.)

	<u>1986</u>	<u>1985</u>
Fees from related parties	\$657,295	\$660,250
Management service income	61,304	22,447
Investment income, (loss)	19,219	(242)
Interest income	39,466	10,949
Gain on the sale of motor vehicle	1,606	0
	<u>778,890</u>	<u>693,404</u>
<u>Selling, General and Administrative Expenses:</u>		
Advertising and promotion	43,108	15,440
Amortization and depreciation	27,915	17,649
Bad debt expense	785	0
Charitable contributions	8,375	1,750
Dues and subscriptions	6,589	2,676
Employee benefit	9,470	4,471
Insurance	15,543	17,872
Interest	21,884	17,623
Legal, accounting and service bureau	81,212	31,722
Motor vehicle expense	405	498
Office expense	44,772	15,828
Property management costs	57,374	41,565
Proposals	0	1,559
Rent	13,829	17,267
Repairs and maintenance	17,954	9,424
Salaries - officers	200,000	258,000
Salaries - other	127,438	30,573
Storage	3,000	203
Taxes - payroll	11,993	18,829
Taxes - other	3,416	2,064
Telephone	11,124	11,176
Travel and entertainment	38,372	50,366
Utilities	1,498	2,076
	<u>746,056</u>	<u>568,631</u>
Income, before income taxes and extraordinary credit	<u>32,834</u>	<u>124,773</u>
<u>Income Taxes:</u>		
Federal	0	27,500
State	4,000	11,900
	<u>4,000</u>	<u>39,400</u>
Income, before extraordinary credit	28,834	85,373
Extraordinary credit - tax benefit resulting from utilization of loss carryforward	0	23,400
Net income	28,834	108,773
Retained earnings, (deficit) beginning	59,094	(49,679)
Retained Earnings, Ending	\$ 87,928	\$ 59,094
=====	=====	=====

The accompanying notes are an integral part of these financial statements.

June 30, 1987

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form A-101

OMB No.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed under

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

First National Bank of Boston
100 Federal Street
Boston, MA

AMOUNT

\$100,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

First National Bank of Boston
100 Federal Street
Boston, MA

AMOUNT

\$

c. By sale of readily saleable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

securities

\$ 1,450,000 /

\$ none

(as part of their net worth, both Roger and Michael have marketable securities in excess of 1,000,000)

7. Names and addresses of bank references:

see proposal

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, holders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

The Development of Boston Neck
June 30, 1987

Appendix H

ROGER E. TACKEFF
PARTIAL FINANCIAL STATEMENT
APRIL 13, 1987

NO OF SHARES	STOCK DESCRIPTION	MARKET VALUE PER SHARE	TOTAL MARKET VALUE
484	IBM	\$145.00	\$58,580.00
10940	CONSUMER WATER	\$20.75	\$227,005.00
1460	BANK OF BOSTON "C"	\$95.00	\$138,700.00
1000	ASA LIMITED	\$69.00	\$69,000.00
4000	NEOWORLD BANK	\$31.75	\$127,000.00
20200	LEHMAN BROTHERS	\$20.00	\$404,000.00
2762	FIDELITY FINANCIAL	\$34.00	\$93,908.00
3400	FIDELITY AMERICAN GLD	\$19.25	\$65,450.00
500	STOP & SHOP	\$56.50	\$28,250.00
6000	CAMPBELL RED LAKE	\$33.00	\$198,000.00
1434	FIDELITY REAL ESTATE	\$10.65	\$15,911.10
TOTAL MARKET VALUE:			\$1,425,804.10

	ACCT NO:	BALANCE:
BANK OF BOSTON CHECKING	ACCT 888-93035	\$2,500.00
BANK OF BOSTON FIRST RATE	791-70624	\$15,000.00
CERTIFICATE OF DEPOSIT		\$10,000.00

TOTAL CASH AND MARKETABLE SECURITIES: \$1,453,304.10

SCHEDULE "A"
PARTIAL FINANCIAL STATEMENT

MICHAEL A. LEAHMAN
4/14/87

<u>BANK OF BOSTON</u>	<u>ACC'T #</u>	<u>AVERAGE BALANCE</u>
Checking Account	918-21351	\$ 7,000
First Rate Account	688-55257	\$30,000
63 Appleton Street	510-37020	8,500

July 25, 1987

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

8. If the Redeveloper or any of the principals of the Redevelopment has ever been an employer, in a capacity, for construction contractors or holding an endorsement responsibility to the principal responsibility, name, name of each employer, name and address of employer, title or position, and brief description of duties performed, list below:

SCHEDULE OF REAL ESTATE

MICHAEL LEABMAN AND ROGER TACKEFF

Property	Market Value	Debt	Residual Tackeff	Residual Leabman
Kearsarge House	\$1,250,000	\$518,000	\$549,000	\$183,000
Renaissance Realty Trust	2,500,000	1,650,000	680,000	170,000
42-44 St. Botolph Realty Trust	2,750,000	1,500,000	875,000	375,000
			<u>\$2,104,000</u>	<u>\$728,000</u>

124 Northall Road

Lexington, MA 02473

9. Has each developer or holder within the last 10 years ever failed to comply as a responsible party, failed to enter into a contract after he agreed to do so, or failed to fulfill a commitment or development contract? ☐ Yes ☒ No

10. Total amount of commitment or development which has been or will be entered into by the last 10 years: \$2,104,000

Current description of each site:

see attached

11. Construction contracts or development work being performed by each contractor or holder:

CONTRACTOR'S NAME	LOCATION	AMOUNT	DATE TO BE COMPLETED
Charlotte-Warren, South	South End	\$1,250,000	12/87
171 Cambridge Avenue	South End	1,250,000	12/87
High Street	South End	1,250,000	12/87
Two Cambridge Street	South End	1,250,000	12/87

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form HUD-100
Date May 81

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Walter Hatfield, Vice President	Michael Leabman, President
-New Gainborough St. Condo., Boston	-Dartmouth Square, Boston
-Claflin Park, Newton.	-42-44 St. Botolph St., Boston
-Vermont Building, Boston	-50 Berkeley Street, Boston
-Minuteman Village, Lexington	-79 Dartmouth St., Boston

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

Walter Hatfield, Vice President
124 Kendall Road
Lexington, MA 02173

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 25,000,000.

General description of such work:

see proposal

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
Clarendon/Warren Block	South End	\$ 3,500,000	12/87
321 Columbus Avenue	South End	2,335,000	12/31/85
Bigelow School	South Boston	3,500,000	4/30/87
Two Clarendon Street	South End	9,000,000	1/88

June 30, 1987

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form A-100
OMB No. 6

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

see proposal

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

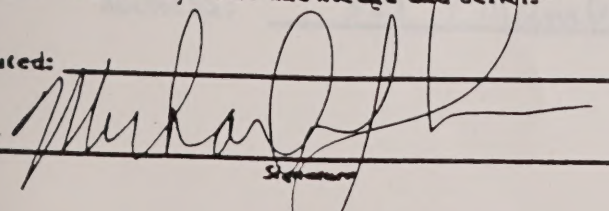
- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Michael Leabman, President and Roger Tackeff, Chairman and Treasurer certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated:


Signature

Title

Dated:

Signature

Title

Address and ZIP Code

Address and ZIP Code

1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making a false statement.

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for project.

1. Do any of the principals owe the City of Boston any monies for incurred estate taxes, rents, water and sewer charges or other indebtedness?
NO

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department).
NO

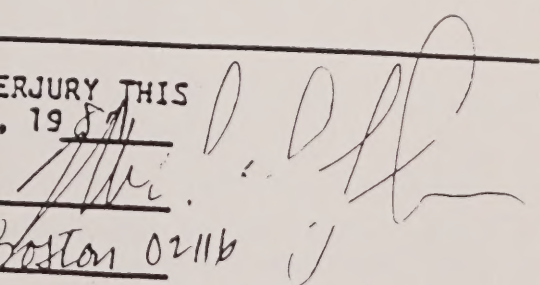
3. Have any of the principals previously owned any real estate? If so, where and what type of property?
Boston, Residential Rental

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
NO

5. Have any of the principals ever been convicted of any arson related crime currently under indictment for any such crimes?
NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three years?
NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
30 Day of June, 1987

SIGNATURE: 

ADDRESS: 321 Columbus Ave Boston 02116

CERTIFICATION

I/We, _____, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated _____

Signature _____

321 Columbus Ave

Boston MA 02116

Address & Zip Code

Dated _____

Signature _____

321 Columbus Ave

Boston MA 02116

Address & Zip Code

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer: Renaissance Properties, Inc.
321 Columbus Avenue
Boston, MA 02116
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.

YES: X

NO: _____

If yes, explain

Urban Renaissance Properties
Clarendon/Warren Development

3. a. The financial condition of the developer, as of 4/30/86
is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

Miller, Wachman & Company · 33 Broad Street · Boston, MA 02109

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

Bank of New England 28 State Street Boston, MA

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

- a. In banks:

Name, address & zip code of bank

Amount

Bank of New England
28 State Street

\$

(page 2 of 4)

- b. By loans from affiliated or associated corporations of firms:
Name, address & zip code of source \$ Amount

N/A

- c. By sale of readily salable asset
Description Market Value Mortgage or liens
\$ \$

N/A

6. Name and addresses of bank references:

John DeCamp, V.P.
Bank of Boston
100 Federal Street
Boston, MA 02110

Charles Peterson, V.P.
Bank of New England
28 State Street
Boston, MA

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____

NO: X

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

see proposal

- b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES

NO

X

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ 15,450,000

General description of such work:

Bigelow School - 4,000,000

321 Columbus Avenue - 2,500,000

Rice School

16,600,000

42-44 St. Botolph St. - 1,000,000

Bancroft School

Tuckerman School 1,350,000

- d. Construction contracts or developments now being performed by such contractor or builder:

Identification of

Contract or Development

and Location

Amount

Date to be

Completed

Two Clarendon Street

\$ 9,500,000

1/88

Clarendon/warren Block

3,500,000

12/87

- e. Outstanding construction contract bids of such contractor or bidder:

(page 4 of 4)

Awarding Agency

Amount

Date opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

see proposal

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

see proposal

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

5/7/9/ Albemarle Street
42-44 St. Botolph Street
321 Columbus Avenue
Two Clarendon Street
Clarendon/Warren Block

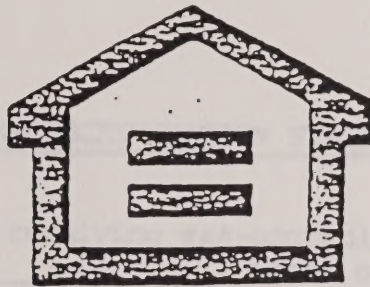
8. If owners/renters are to be selected from a waiting list or pool of applicants, please describe the method that will be used to develop the applicant pool, the criteria that will be used for pre-qualifying the applicants, and the standards that will be used for final selection of buyer(s) or tenant(s). Attach separate page if necessary.

see proposal

9. Please describe other efforts planned as part of your outreach program not adequately covered by this form.

see proposal

RACE (covered by the federal 1866 Civil Rights Act)	PROHIBITED All discriminatory acts are prohibited	Private civil action in either Federal District Court or State Superior Court or Housing Court	COVERED BY THIS LAW No exceptions
RACE, COLOR, CREED, RELIGION, NATIONAL ORIGIN, SEX (added 1974) (covered by the federal Fair Housing Act 1968)	Refusal to rent or sell Discrimination in terms or conditions Preferential advertising False representation of the availability Blockbusting Brokerage Services Financing	Some as above or can file complaint with federal Dept. of Housing & Urban Development	Single family dwellings Units not publicly advertised Owner occupied dwellings of 4 less
RACE, CREED, COLOR, RELIGION, NATIONAL ORIGIN, MARITAL STATUS, MILITARY STATUS, BLINDNESS, AGE, SEX, ANCESTRY, HEARING IMPAIRMENT, POSSESSION OF A SEEING-EYE OR HEARING-EAR DOG (covered by Massachusetts law Chapter 151B)	- Refusal to rent or sell - Discrimination in terms, conditions & privileges - Preferential advertising - False representation of availability - Blockbusting - Financing - Making an inquiry as to the person's race, etc.	Filing with the Massachusetts Commission Against Discrimination and State Court	1 or 2 family houses not publicly advertised or offered 2 family, owner occupied dwellings
CHILDREN (covered by Massachusetts law Chapter 151B)	Refusal to rent or otherwise deny or withhold	Same as above	- single family home which is long term residence & is being temporarily leased (for one year or less) - 2 family owner occupied house - 2 or 3 family house where one unit occupied by an elderly or infirm for whom the presence of children be a hardship
PUBLIC ASSISTANCE OR RENTAL SUBSIDY STATUS (covered by Massachusetts law Chapter 151B)	"to discriminate"	Same as above	no exceptions



**EQUAL HOUSING
OPPORTUNITY**

We Do Business in Accordance With the Federal Fair Housing Law

(Title VIII of the Civil Rights Act of 1968, as Amended by
the Housing and Community Development Act of 1974)

**IT IS ILLEGAL TO DISCRIMINATE AGAINST
ANY PERSON BECAUSE OF RACE, COLOR,
RELIGION, SEX, OR NATIONAL ORIGIN**

- ❑ In the sale or rental of housing or residential lots
- ❑ In advertising the sale or rental of housing
- ❑ In the financing of housing
- ❑ In the provision of real estate brokerage services

Blockbusting is also illegal

An aggrieved person may file a complaint of a housing discrimination act with the:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Assistant Secretary for Fair Housing and Equal Opportunity

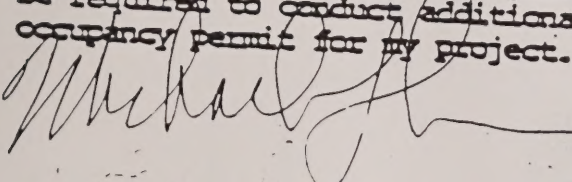
Washington, D.C. 20410

NON-DISCRIMINATION STATEMENT

As a condition of receiving BRA-controlled funds, land or other benefits, I _____, agree not to discriminate or permit discrimination upon the basis of race, color, sex, religion, national origin, source of income, or presence of children (except in the case of an elderly project) in the lease, rental, or use and occupancy of the property located at _____.

Furthermore, I agree to comply with the attached Affirmative Marketing Plan and to maintain a record of all newspaper ads, outreach letters, translations and leaflets. These will be available for review by BRG upon request.

I understand that I shall be able to proceed with completion of my project if I have taken every step outlined in the City-approved Affirmative Marketing Plan. Compliance shall be determined by the BFHC. If I have not adequately complied with the City-approved plan, I shall be required to conduct additional outreach and/or I may be denied an occupancy permit for my project.



OWNER

BRA/Project Manager

BFHC Monitor

Date

Race, Color, Creed
Marital Status, Military
Status, Handicapped,
Children, National origin,
Sex, Age, Ancestry, Sexual
Preference or Source of Income
(Covered by the City of Boston's
Fair Housing Ordinance of 1982,
Chapter 5 Section 150)

THESE PRACTICES
ARE PROHIBITED

All Discriminatory
Acts are Prohibited

THE REMEDY IS

Filing Complaint with
Boston Fair Housing
Commission for Media-
tion or Public Hearing
in Case of Probable Cause

BUT THESE TYPE
ARE NOT COVERED

No Exception

RACE (covered by the federal 1866 Civil Rights Act)	All discriminatory acts are prohibited	Private civil action in either Federal District, Court or State Superior Court or Housing Court	No exceptions
RACE, COLOR, CREED, RELIGION, NATIONAL ORIGIN, SEX (added 1974) (covered by the federal Fair Housing Act 1968)	Refusal to rent or sell Discrimination in terms or conditions Preferential advertising False representation of the availability blockbusting Brokerage Services Financing	Some as above or can file complaint with federal Dept. of Housing & Urban Development	Single family dwellings Units not publicly advertised or o Owner occupied dwellings of 4 unit less
RACE, CREED, COLOR, RELIGION, NATIONAL ORIGIN, MARITAL STATUS, MILITARY STATUS, BLINDNESS, AGE, SEX, ANCESTRY, HEARING IMPAIRMENT, POSSESSION OF A SEEING-EYE OR HEARING-EAR DOG (covered by Massachusetts Law Chapter 151B)	Refusal to rent or sell Discrimination in terms, conditions & privileges Preferential advertising - False representation of availability - Blockbusting - Financing - Making an inquiry as to the person's race, etc.	Filing with the Massachusetts Commission Against Discrimination and State Court	1 or 2 family houses not publicly advertised or offered 2 family, owner occupied dwellings
CHILDREN (covered by Massachusetts Law Chapter 151B)	Refusal to rent or otherwise deny or withhold	Same as above	- single family home which is landl own residence & is being temporary leased (for one year or less) - 2 family owner occupied house - 2 or 3 family house where one unit occupied by an elderly or infirm f for whom the presence of children be a hardship
PUBLIC ASSISTANCE OR RENTAL SUBSIDY STATUS (covered by Massachusetts Law Chapter 151B)	"no discriminate"	Same as above	no exceptions



The Commonwealth of Massachusetts
Department of Commerce and Development
Loverell Saltonstall Building, Government Center
100 Cambridge Street, Boston 02202

November 1, 1985

727-3221

Mr. Lewis Duane Jackson, President
Migliassi/Jackson and Associates, Inc.
38 Chauncy Street, Suite 1102
Boston, MA. 02111

Dear Mr. Jackson:

The State Office of Minority Business Assistance (SOMBA) is pleased to notify you that your firm was reviewed on 10/28/85 and certified as a minority owned business enterprise (MBE) under the category of Architects. The company will be listed in the SOMBA Directory which is published regularly and in the Massachusetts Central Register which is also published at regular intervals.

Additionally, the SOMBA Directory is sent to other state agencies and authorities such as the Massachusetts Port Authority, Turnpike Authority, Department of Public Works, cities and towns and many other public and private organizations who seek to fulfill MBE utilization requirements.

Certification is not a fixed designation and SOMBA reserves the right to monitor your company and to conduct periodic reviews of your company's books, contracts, company structure, facilities, job locations, and to withdraw its certification of your firm should this become necessary.

On or before your firm's certification anniversary date of (10/28/86), plan to send to us the following documents:

- (1) The latest company financial statement
- (2) The latest U.S. Corporate Tax Return or your U.S. 1040 Schedule C
- (3) An updated work history
- (4) Corporations submit annual certificate of condition. Sole Proprietor and Partnerships submit a notarized statement indicating whether there has been any changes in the firm's legal structure, ownership or control.

Sincerely,

A handwritten signature in cursive script, reading "Mukiya Baker-Gomez".

Mukiya Baker-Gomez
Chair, Certification Review Board
State Office of Minority Business Assistance

REV0384

REGIONAL OFFICES

REGION I

MASSACHUSETTS BLDG. -
AVENUE OF STATES

REGION II

D.E.S. BLDG.
51 MYRTLE STREET

REGION III

400 AIKEN STREET

REGION IV

SALTONSTALL BLDG.
160 CAMBRIDGE STREET

REGION V

P.O. BOX 1140
MOUNTAIN BRITAIN



The Commonwealth of Massachusetts
Department of Commerce and Development
Loverell Saltonstall Building, Government Center
100 Cambridge Street, Boston 02202

November 1, 1985

727-2221

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Sincerely,

A handwritten signature in cursive script, reading "Mukiya Baker-Gomaz".

Mukiya Baker-Gomaz
Chair, Certification Review Board
State Office of Minority Business Assistance

REV0384

REGIONAL OFFICES

REGION I

MASSACHUSETTS BLDG:
AVENUE OF STATES

REGION II

DES BLDG.
SIMPLYLE STREET

REGION III

450 AIKEN STREET

REGION IV

SALTONSTALL BLDG
100 CAMBRIDGE STREET

REGION V

P.O. BOX 1140
ROUTE 1 EXIT 5

MEMORANDUM

OCTOBER 8, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
TOM O'MALLEY, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE PARCELS
SE-110, LOCATED AT 1682 WASHINGTON STREET; PARCEL SE-72,
LOCATED AT 1734-1740 WASHINGTON STREET; AND PARCEL RR-121,
LOCATED AT 1724-1726 WASHINGTON STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE RENAISSANCE PROPERTIES INC. (RPI) OF 321 COLUMBUS AVENUE, BOSTON, AS REDEVELOPER OF RE-USE PARCELS SE-110, SE-72 AND RR-121 FOR THE PURPOSE OF CREATING FIFTY-FOUR (54) UNITS OF MIXED-INCOME HOUSING AND 3,910 SQUARE FEET OF COMMERCIAL SPACE. FURTHERMORE, IT IS REQUESTED THAT THE AUTHORITY AUTHORIZE THE DIRECTOR TO EXECUTE A LICENSE FOR EARLY ENTRY TO THE SITES FOR THE PURPOSE OF REMOVING FIRE DAMAGED MATERIALS AND OTHER DEBRIS.

Parcel SE-110, located at 1682 Washington Street, is a vacant three-story house with attached ballroom on 5,680 square feet of land. Commonly known as the Allen House Parcel SE-72, located at 1734-1740 Washington Street, is a vacant five-story building on 4,410 square feet of land. Parcel RR-121, located at 1724-1726 Washington Street, is a vacant three-story building on 2,950 square feet of land. These three sites were offered for development under Phase 1 of the South End Neighborhood Housing Initiative (SENHI) program.

The SENHI program and guidelines were designed with maximum community involvement. The main objective of the program was to create affordable rental units and homeownership opportunities on the Authority's properties in the South End. The plan called for developing about sixty (60) Authority-owned sites in two phases. The first phase included twelve (12) buildings and vacant lots.

On March 2, 1987, twelve (12) sites were advertised for development. On April 10, 1987 proposals were received on the fast track Parcels SE-59-66. Tentative designation was given to Tenants Development Corporation (TDC) on June 24, 1987. On June 30, 1987, twenty-two (22) proposals were received on the remaining ten (10) sites from eleven (11) development teams. Two development teams submitted proposals for the Allen House at 1682 Washington Street. Two proposals were submitted for 1734-1740 Washington Street and three proposals were submitted for 1724-1726 Washington Street.

The Authority sponsored three consecutive night meetings on August 18, 19 and 20 for the development teams to present their proposals to the community. Of the proposals submitted, Renaissance Properties' proposal best met the requirements of the SENHI program. Furthermore, the development team has demonstrated a track record in the development of affordable housing. The most notable aspect of the proposal is the creation of Single Room Occupancy (SRO) in an area where SRO is most needed. The SRO's will be managed by the Paul Sullivan Trust.

Renaissance Properties Inc. (RPI) is a ten-year old South End based real estate development company, located at 321 Columbus Avenue. RPI manages over 200 units of housing and 50,000 square feet of commercial and retail space. The two principals of the company are Roger E. Tackeff and Michael A. Leabman. At the present time, RPI is undertaking a \$15 million development called Clarendon Square in the South End area. In the last year RPI team has developed Bigelow Square, the former Bigelow School of South Boston. These two projects have promoted long term affordable homeownership opportunities for low - and moderate - income families. RPI's most notable project, the Dartmouth Square project, formerly the Bancroft and Rice School, has been awarded the Massachusetts Historical Commission's Preservation Award and the National Association of Home Builders' highest award for adaptive re-use.

The proposal submitted by RPI's team on Parcels SE-110, SE-72, and RR-121 calls for the development of a total of fifty-four (54) housing units, with units set aside as affordable housing. The development will also include 3,910 square feet of commercial space. The renovations of these buildings will comply fully with all historic preservation and design guidelines.

The proposal for the Lodging House at 1734-40 Washington Street calls for the renovation of the structure into a thirty-two (32) unit SRO house, a 1 one-bedroom unit with 3160 square feet of ground floor retail space. The average SRO is 160 square feet, with units ranging from 140 to 200 square feet. There are approximately six (6) units per floor.

The Paul Sullivan Trust, an affiliate of the Pine Street Inn, is prepared to enter into a long term management agreement with RPI for the management of the Lodging House. The plans call for two resident managers and a full time social worker to administer the operation of the thirty-two units. RPI will be the owner of the property.

The proposal for the Porter House at 1724-1726 Washington Street calls for the renovation of the structure into eight (8) condominium units with 750 square feet of ground floor retail space. The residential unit mix will consist of 6 one-bedroom units, and 2 two-bedroom units. All of the residential units will represent moderate-income homeownership opportunities, and will be administrated through a condominium trust association.

The proposal for the Allen House at 1682 Washington Street calls for the renovation of the structure into thirteen (13) condominium units. The residential unit mix will consist of 2 one-bedroom units, 9 two-bedroom units, 2 three-bedroom units. Of these thirteen (13) units, three (3) units are moderate income, and ten (10) units are market rate. All of the units will be administered through a condominium trust association and managed by the property management division of Renaissance Properties. The long-term affordability of all below-market units in the three developments will be preserved through deed restriction.

The total development cost has been estimated at \$4,284,422. The Bank of New England and the Boston Bank of Commerce have submitted letters of interest in providing the construction financing. The Boston Financial Group is interested in providing the syndication of low income tax credit and other tax-related benefits.

The developer will seek a variety of federal, state and municipal programs for the financing. The Lodging House will utilize low-income tax credits, Massachusetts Housing Finance Agency (MHFA) taxable financing, and the State Chapter 707 and the State Housing Assistance for Rental Production (SHARP) rental subsidies. A below-market interest rate mortgage will be available for moderate-income families through the Homeownership Opportunity Program (HOP) of the Massachusetts Housing Partnership (MHP). Finally, the low-income families will utilize the State Chapter 705 Funds, which are administered through the Boston Housing Authority.

The principal architect is James Alexander from the nationally renowned firm of Notter, Finegold & Alexander. L. Duane Jackson of Migliassi/Jackson and Associates Inc. a two-year old Boston based urban planning and design firm, will be the principal in charge. The legal firm will be Choate, Hall and Stewart. RPI's in-house construction department will be the general contractor. Walter Hatfield will manage the construction company.

Renaissance Properties has received support from as many as 198 individuals and organizations including abutters and near neighbors of the project sites, 5 community organizations and one local church. (See attached listing).

Should the Authority tentatively designate Renaissance Properties as redeveloper of Parcels SE-110, SE-72 and RR-121 the team will submit final working drawings and specifications, which will conform with the Authority's standards and guidelines, and with the South End Urban Renewal Plan.

It is, therefore, recommended that Renaissance Properties be tentatively designated as redeveloper of Parcels SE-110, SE-72 and RR-121 for the creation of fifty-four (54) mixed-income housing and 3,910 square feet of commercial space. Furthermore, it is requested that the Authority authorize the Director to execute a license for early entry to the sites for the purpose of removing fire damaged materials and other debris.

An appropriate resolution is attached.